



STERLING

ESTATE AGENTS & VALUERS

**36 Lon Ffawydd, Abergele
North Wales LL22 7DU**



Offers In The Region Of £225,000

36 Lon Ffawydd, Abergele, North Wales LL22 7DU

Located on the level in a popular residential part of Abergele, a DETACHED 2 BEDROOM BUNGALOW which is larger inside than what appears externally. All in well presented order and ready for occupation the property briefly affords L SHAPED HALL, LARGE LOUNGE, 2 BEDROOMS, LARGE MODERN BATHROOM & SHOWER, FITTED KITCHEN, CONSERVATORY, DRIVEWAY & AMPLE PARKING, GAS C.H, DOUBLE GLAZING, GARDENS FRONT & REAR. Energy Rating D57 Potential C78. Council Tax Band D. The bungalow is not far from the town centre and Abergele Golf Club. Ref CB7762

Entrance

Double glazed front door to

L Shaped Hallway

Central heating radiator, laminate flooring, store cupboard, Inner Hall housing the gas central heating boiler

Large Lounge

16'2 x 12'6 (4.93m x 3.81m)

Marble fireplace surround and hearth with living flame gas fire, double glazed window to front aspect and the side, central heating radiator, coved ceilings

Long Modern Bathroom & Shower

11'6 x 6'1 (3.51m x 1.85m)

His n' Hers vanity wash hand basins, w.c, illuminated wall mirror, tiled walls, central heating radiator, panel bath, shower unit and screen, heated towel rail

Kitchen

10'11 x 9'9 (3.33m x 2.97m)

Twin circular stainless steel sink unit, cream gloss style base cupboards and drawers, wood grain design work tops, wall units, double glazed door, built in dishwasher, 4 ring electric hob unit, stainless steel cooker hood, built in microwave and oven, part tiled walls, fridge freezer

Bedroom 1

11'9 x 10 (3.58m x 3.05m)

Fitted 3 door wardrobe and 2 x 3 tier chest drawers, central heating radiator, coved ceilings

Bedroom 2

10'6 x 9'11 (3.20m x 3.02m)

Double glazed window to front aspect, central heating radiator, coved ceilings

Dining Conservatory

11'9 x 10' (3.58m x 3.05m)

Lower walls brick, windows double glazed, access to gardens, central heating radiator, slate tiled floor

The Gardens

Large rear garden laid to lawn enclosed with fencing, concrete pathways, garden shed, patio, low maintenance front garden laid with chippings

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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Market Appraisal; Should you be thinking of a move and





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	78
	57
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	78
	59
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

AGENTS NOTES;

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